

# EXHIBIT

# A

PENN CENTER PROJECTED BUDGET

for

12/1/2023 -1/1//204

REVENUE

Tenant	
DOS	155,522.01
SBA	1,564.60
DDAP	35,296.32
	192,382.93

EXPENDITURES

Item	
Bookkeeper	1,500.00
Capital Region Water	4000.00
Cell Phone – Scott's Verizon	100.00
Cell Phone – Verizon – maint.	90.00
CPA/s (CliftonLarsonAllen)	2,500.00
COMCAST	1,000.00
Contractor – Johnson Controls	500.00
Contractor – Mummert Carpet	2,000.00
Contractor - Orkin	400.00
Contractor – Penn Elevator	3,400.00
Consultant - URA	350.00
Electricity (Constellation)	25,000.00
Electricity (PPL)	2,500.00
UGI	150.00
Harrisburg City - Trash	110.00
Insurance – Eastern Alliance	1,000.00
Meals, gifts, etc. for staff	100.00
Daley/Morris Monthly Draw	10,000.00
UPMC	4,000.00
Advance Auto Parts	50.00
Americhem – jan. supplies	1,500.00
Bulbs.com	50.00
Crystal Springs (bottled water)	550.00
Duty's Lock, Safe and Security	50.00
Fager	100.00
Gas/Oil/vehicle maintenance	750.00
Lowe's	1,000.00
Maintenance Supplies	200.00
Office Supplies/Services	75.00

Peifer's Fire Inspection	500.00
Post Office – stamps & box	25.00
Sams Club – BJ's	300.00
Sherwin-Williams	200.00
Stines's Equipment	250.00
Staff Payroll	23,000.00
Tractor Supply	50.00
Total	85,350.00

#### Series "A" MORTGAGE PAYMENTS

Mortgages	March 2022
Fulton No. 0001 (Initial \$4,400,000)	14,008.97
Fulton No. 9001 (HACC/SEC \$5,000,000)	13,879.17
Fulton No. 9002 (HACC/SEC \$1,250,000)	4,308.19
Fulton No. 9005 (Gaming)	3,474.12
Fulton No. 9008 (DDAP (\$995,000)	11,276.26
Pinnacle Health Sys. (Int. on \$1,100,000)	2,750.00
Total Mortgage Payments	49,696.71

#### Non-recurring Expenses

Tax (Payment 1 of 3)	\$56,000.00
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#### CASH FLOW

Penn Center Cash Flow	\$1,336.22
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